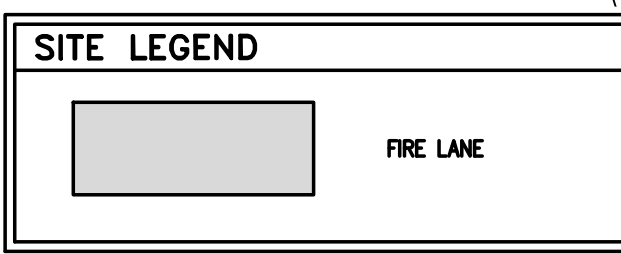


- TOWN OF ADDISON SITE PLAN NOTES**
1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
 5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.



EXISTING LEGEND & ABBREVIATIONS

FIRE HYDRANT	FH
WATER VALVE	WV
WATER METER	WM
FIRE DEPARTMENT CONNECTION	FDC
IRRIGATION CONTROL VALVE	ICV
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER CLEANOUT	SSCO
GAS METER	GM
POWER POLE	PP
LIGHT POLE	LP
TRAFFIC CONTROL BOX	TCB
TRAFFIC SIGN	TS
CURB INLET	CI
BARRIER FREE RAMP	BF
WATER LINE	W
SANITARY SEWER LINE	SS
STORM SEWER LINE	STM
STORM SEWER MANHOLE	STMH

SITE DATA SUMMARY

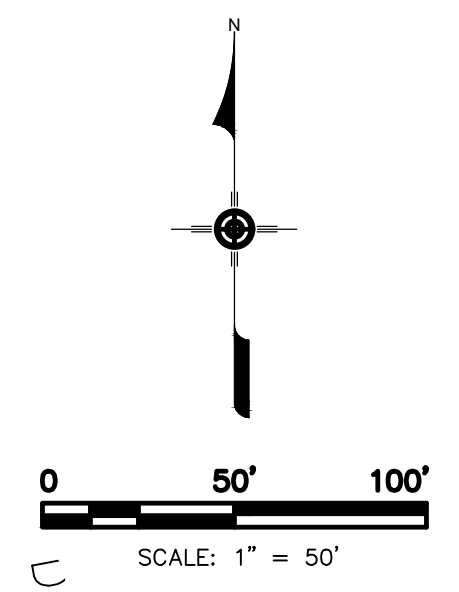
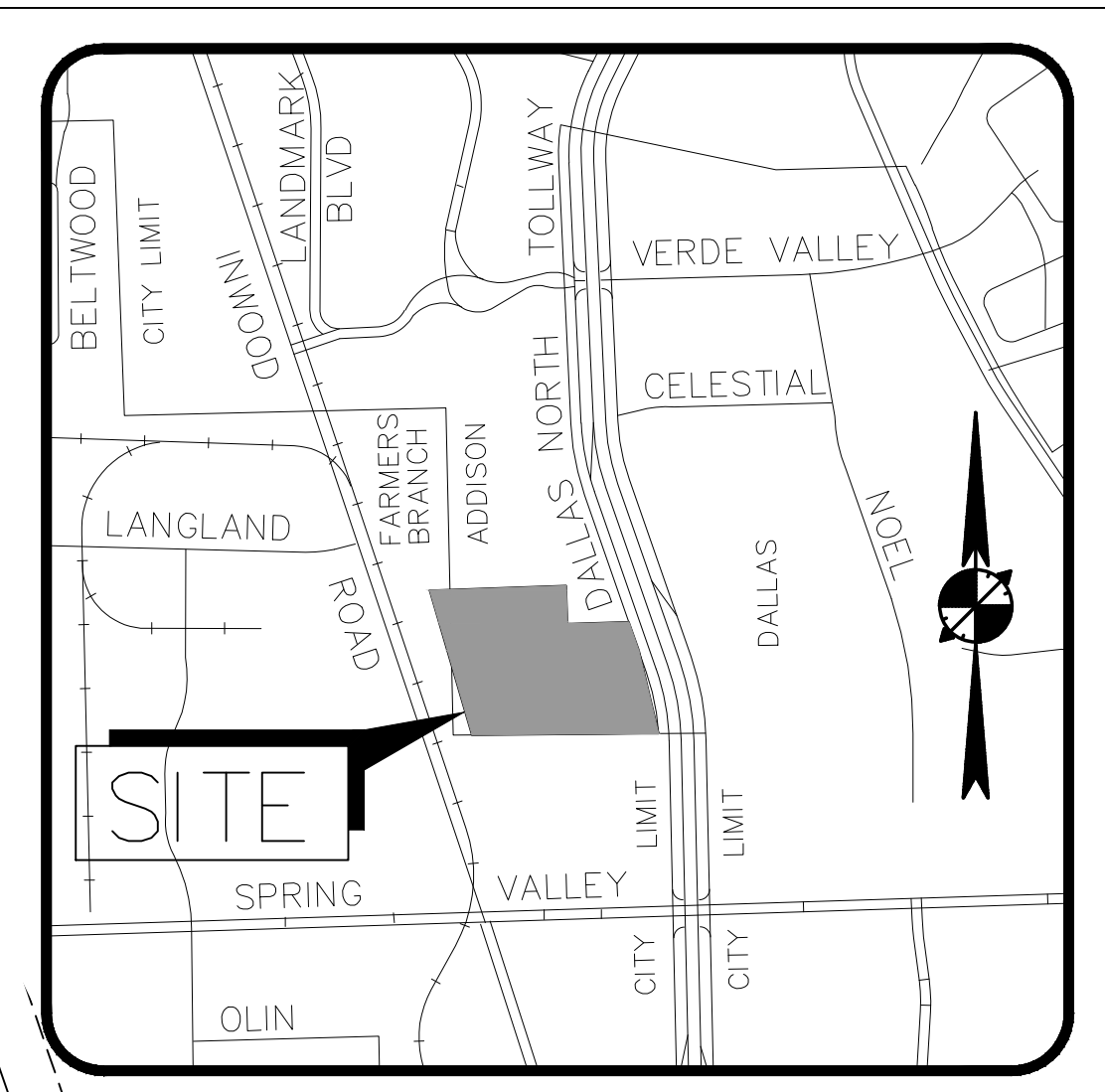
	LOT 2R (PHASE I)			LOT 3 (PHASE II)	
PROPOSED USE:	OFFICE			OFFICE	
LOT AREA:	417,592 SQ. FT. = 9.586 AC			291,139 SQ. FT. = 6.683 AC	
ZONED:	PLANNED DEVELOPMENT			PLANNED DEVELOPMENT	
	OFFICE A	HUB	TOTAL	OFFICE B	
BUILDING FOOTPRINT	42,000 SQ. FT.	8,500 SQ. FT.	50,500 SQ. FT.	42,000 SQ. FT.	
BUILDING AREA (NET)	245,000 SQ. FT.	12,000 SQ. FT.	257,000 SQ. FT.	245,000 SQ. FT.	
MAX. BUILDING HEIGHT	6 STORY	3 STORY	N/A	6 STORY	
TOTAL LOT COVERAGE	12.09%			14.43%	
TOTAL FLOOR AREA RATIO	0.615			0.842	
PARKING REQUIRED	OFFICE: 251,612/300 = 839 SPACES RESTAURANT: 5,388/100 = 54 SPACES TOTAL REQUIRED: 893 SPACES			OFFICE: 245,000/300 = 817 SPACES TOTAL REQUIRED: 817 SPACES	
PARKING PROVIDED	360 SURFACE+833 GARAGE = 1,193 SPACES			338 SURFACE+816 GARAGE = 1,151 SPACES	
PARKING PERCENTAGES:	833 GARAGE/1,193 = 69.8% GARAGE 360 SURFACE/1,193 = 30.2% SURFACE			816 GARAGE/1,151 = 70.6% GARAGE 339 SURFACE/1,151 = 29.4% SURFACE	
PARKING PERCENTAGES (TOTAL):	1,649 GARAGE/2,348 = 70.2% GARAGE			698 SURFACE/2,348 = 29.8% SURFACE	
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.					
NOTE: • BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.					

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Cawley - FOURTEEN555 PHASE 2
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Permit/Seal: APPROVED SITE PLAN

Project Number: 2220111532
File Name: 11532_c2_001_sp.dwg

Revision Sheet

RR JM JM 19.02.12
Dwn. Chkd. Dsgn. YY.MM.DD

Revision Sheet

ISSUED